

CHAPTER V. RECREATION AND WELLNESS CENTER

The centralized Recreation and Wellness Center will be a state-of-the-art fitness and community center to serve the needs of San Jose residents with disabilities. It will include therapeutic aquatic pools, a gymnasium and adapted fitness center as well as classrooms for adapted recreation and training, and areas for relaxing and interaction.

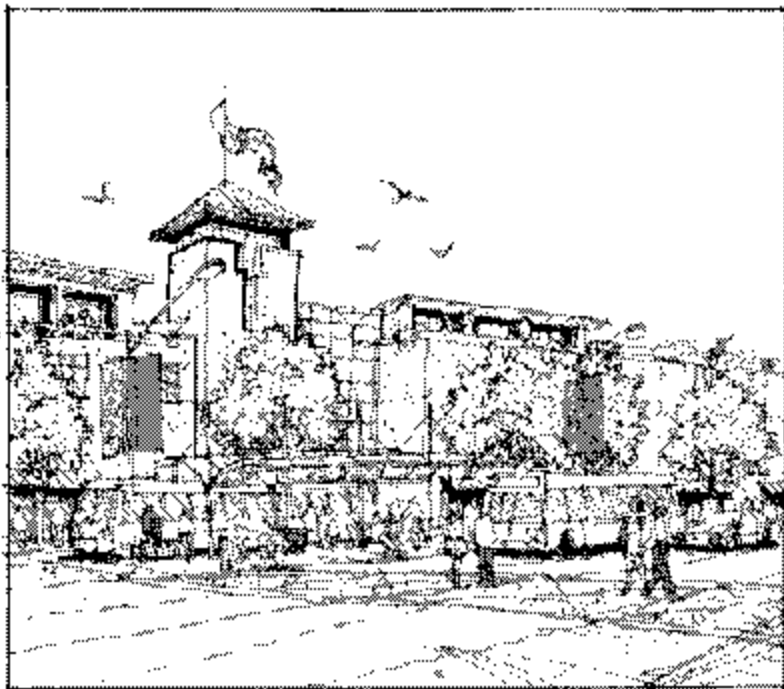
The Recreation and Wellness Center will be the "hub" for therapeutic and related human services. It will also serve as a community center and meeting place for the general community. A broad range of programs and services will be tailored to the specialized needs of people with disabilities. "Reverse mainstreaming" will be practiced to encourage non-disabled

persons to recreate at the Center as well.

The Center should be located to allow easy access by public transportation. Other criteria for facility location include safety, parking, and visibility.

Architectural Image and Character

The Recreation and Wellness Center will have landmark quality that communicates its adapted sports and fitness function and reflects the special culture of the City of San José. The design will be contemporary and timeless.



“The Center provides an atmosphere conducive to companionship and a safe place to spend time. All of the Center is a stage, and we are but the players.”

The image throughout the facility will be active, fun, safe, and welcoming. Environments will be adapted to meet the needs of various disabilities, such as providing tactile evacuation markings for individuals with visual impairments. It will be a friendly, people-oriented place that focuses on recreation and wellness.

The Recreation and Wellness Center could be an opportunity for collaboration and partnerships, as well as a catalyst for redevelopment in surrounding neighborhoods.

Key components of the Recreation and Wellness Center include:

1. Gymnasium
2. Therapeutic aquatic pools
3. Two large multi-purpose rooms
4. Classrooms and activity areas such as art rooms, tiny tot room and game room
5. Computer center
6. Mental health area and counseling rooms
7. Locker rooms
8. Restrooms (fully accessible)
9. Lobby and central reception
10. Central kitchen for classes and meals program
11. Office space
12. Adequate storage areas

A more detailed description of the Recreation and Wellness Center is provided in Appendix B.

Development Costs

Estimated development and construction costs for the Recreation and Wellness Center are \$23,584,000. These costs are based on preliminary facility needs identified by staff and the community. Once a site is selected, the type and range of components may change based on site constraints. Similarly, development costs may change as the project becomes more defined.

Preliminary development costs are further described in Appendix C.

Maintenance and Operations Costs

Annual operating and maintenance costs for the Recreation and Wellness Center have been calculated, based on the facility size and functional use. The total annual operations and maintenance cost is estimated to be \$585,744. This includes labor, utilities, materials, and other direct costs needed to operate and maintain the Center. It does not include staffing costs which are shown separately in Chapter 7.

Operating and maintenance costs for the three main components of the Recreation and Wellness Center are as follows:

Community Center Building	\$305,800
Aquatics Center	\$184,944
Gymnasium	\$95,000

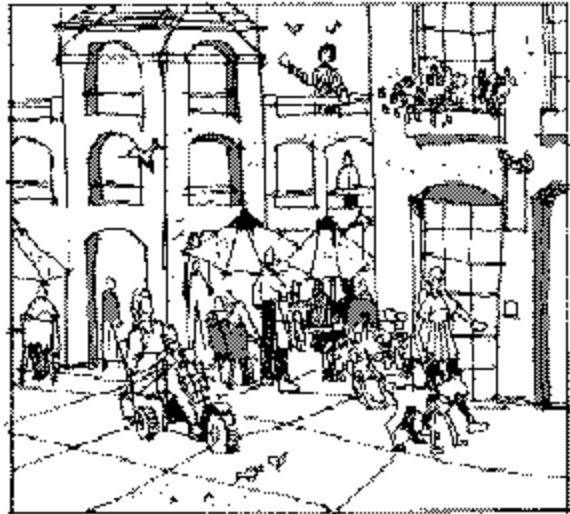
Cost estimates were based on surveys of comparable cities and historical costs based on City of San José experience in operating and maintaining similar facilities.

Detailed maintenance and operations costs for the Recreation and Wellness Center are provided in Appendix D.

Potential Funding Sources

The City of San José has several funding sources typically used to fund parks and community facility capital improvements. The proposed Recreation and Wellness Center may qualify for many of the traditional funding sources and attract new, creative partnership opportunities, such as private foundations and grants. General Obligation Bonds may also be a source of funding.

The City's main funding sources for improvement of parks and community facilities are the Construction and Conveyance (C&C) Taxes, the Parkland Dedication Ordinance (PDO), and Park Impact Ordinance (PIO). Redevelopment Agency funds, Community Development Block Grant funds and City General funds are other potential funding sources. Other capital funding sources include federal, state, and regional grants, private foundation grants, parking and admission fee revenues, lease income, and joint-use agreements. On the operating side, the City achieves a high proportion of cost recovery for many recreational programs by charging user and admission fees.



Additionally, partnerships and joint use agreements allow intergovernmental cost and budget sharing. The City's therapeutic services and programs currently have ongoing relationships with community agencies and other service providers.

These ongoing relationships may create an opportunity for joint use and shared funding responsibilities for services, programs and facilities at the Recreation and Wellness Center or at each of the ten district multi-service centers.